



CITY OF SAN ANTONIO

March 21, 2006

Ms. Mia Herbold, P.E.

M.W. Cude Engineers, L.L.C.
10325 Bandera Rd.
San Antonio, TX 78250

Re: Copper Ridge

MDP # 863

Dear Ms. Herbold,

The City Staff Development Review Committee has reviewed Copper Ridge Master Development Plan **M.D.P. # 863**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- **Bicycle Plan** indicates that:
 - All facilities must comply with Texas MUTCD and AASHTO guidelines for bicycle facilities, including street and crosswalk markings and signage requirements.
 - On future submittals please indicate any multi-use path as much, not "6' conc. sidewalk" as is currently noted. Technically bicycles are not allowed on sidewalks.
- **DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Copper Ridge:
 - Developer to provide right and left turn lanes from 1604 to the development at the enhanced collector/FM1937 intersection. A traffic signal will be required when warranted.
 - Additional driveway(s) onto 1604 are at the review of TXDOT. They may require traffic information be submitted for turning movements.

- **Trees** has indicated that this project will be subject to:
 - 2003 Tree Preservation Ordinance – a Tree preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage. Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stage.
 - Streetscape standards per UDC 35-515 – Loop 1604 requires streetscape on existing ROW. The new ROWs on the interior of the subdivision (collectors) will require streetscaping as well (we recommend preservation of existing trees where available and possible). At the platting stage, new ROW will require streetscape to be included on the plan and profile construction documents and all streets requiring streetscape must estimate the number of trees and values on the streetscape form
- **Parks** has indicated that the following:
 - The open space be dedicated to the Home Owners Association
 - A park and open space provision and maintenance plan be outline and submitted prior to the review and recordation of the First plat associated with this MDP.
- **Bexar County** states the following improvements will be provided by the developer prior to completion of the Laura Heights Subdivision:
 - Access from Loop 1604 is recommended to be upgraded with exclusive right-turn and left-turn lanes and shall be permitted by TXDOT. Additional improvements may be required by TXDOT.
 - The proposed secondary arterial shall be built in conformance to the Unified Development Code.
 - All stub-out roadways shall be constructed to the limits of the property with the associated platted unit.
 - Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TXDOT and / or Bexar County.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Ms. Herbold
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Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code,
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,

A handwritten signature in black ink, appearing to read "Roderick J. Sanchez", with a stylized flourish at the end.

**Roderick J. Sanchez, AICP
Assistant Development Services Director**

CC: Sam Dent, P.E. Chief Engineer Development Service
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant Bexar County